



To: City of St. Louis Planning Commission

Subject: Submittal of Resolution for Recommendation of Zoning District Map Amendment By Petition (Rezoning) -- City Block 6485 (2300 Cass Ave. & 2311-2431 Carr St.) and City Block 6484 (1420 N. 24th St.) “Pruitt-Igoe site”

Summary

Site: The 34.6-acre Rezoning Area (commonly known as the Pruitt-Igoe site) consists of two vacant parcels at 2300 Cass Ave. & 2311-2431 Carr St. and an electric substation at 1420 N. 24th St. located on the southeast corner of N. Jefferson and Cass Aves. in the Carr Square neighborhood.

Proposal: The amendment proposes change of the zoning from the “D” Multiple-Family Dwelling District and dual “D” Multiple-Family Dwelling District / “G” Local Commercial & Office District to the “G” Local Commercial & Office District.



Land Use: The Pruitt-Igoe petitioner/land owner expects redevelopment of the Rezoning Area site to require consolidation of the 3 parcels which are zoned “D” District and “D” District/“G” District into a single parcel that would be dual zoned without rezoning. The proposed development project involves subdivision of the site and construction of an urgent care hospital and future expansion of professional offices and an extended stay hotel. The rezoning to “G” District **1)** eliminates dual zoning on the site and **2)** allows the proposed development project in compliance with the provisions of the Zoning Code.

Recommended Action

That the Planning Commission finds the petition for the proposed Zoning District Map amendment for the three parcels of the Pruitt-Igoe site located in City Block 6485 (2300 Cass Ave. & 2311-2431 Carr St.) and City Block 6484 (1420 N. 24th St.) to be in conformity with the City's Strategic Land Use Plan and the adopted A Plan for the Neighborhoods of the 5th Ward, and **recommends approval** to the City's Board of Aldermen.

1.0 Background

Plans Approved by the Commission

At its February 4, 2015 meeting, the Planning Commission approved three resolutions related to the proposed National Geospatial-Intelligence Agency.

- 1) Amendment #12 of the Strategic Land Use Plan (SLUP) of the St. Louis Comprehensive Plan,
- 2) Amendment #2 of A Plan for the Neighborhoods of the 5th Ward (an adopted Neighborhood Plan) and
- 3) the Chapter 99 Blighting Study and Redevelopment Plan for Cass Ave., Jefferson Ave./Parnell St. Montgomery St., N. 22nd St. Redevelopment Area (Ordinance 69977).

The Plan Amendments and Chapter 99 Plan deal with the very large Chapter 99 Redevelopment Area which includes the NGA site (north of Cass Ave.) and the Pruitt-Igoe site (South of Cass Ave.). SLUP Amendment #12 changes proposed land use for the larger area to “Opportunity Area” (OA) similar to the Pruitt-Igoe site. The Fifth Ward Plan Amendment #2 changes the Proposed Land Use to “Mixed Use” for the larger area that includes the Pruitt-Igoe site.



Following the plan’s proposal for mixed-uses on the Pruitt-Igoe site, it is time to rezone the Pruitt-Igoe site to promote and allow proposed mixed-uses. In February, PDA Staff discussed possible rezoning to the “H” Area Commercial District. Since that time, the City decided to not include any of the Pruitt-Igoe site as part of the NGA site. With NGA’s desire that no tall buildings be constructed across from the NGA site, the Zoning Administrator and PDA Staff are recommending rezoning to “G” District which has a height limit of 3 stories or 50 feet, rather than rezoning to “H” District which would have allowed buildings up to 8 stories or 100 feet.

Environmental factors on the Pruitt-Igoe site have resulted in LCRA not including residential development as part of the mixed-use development. The Missouri Department of Natural Resources has determined that the site meets risk levels acceptable for non-residential (i.e. commercial and industrial) use of the property with no remediation required. This site does not pose any unacceptable risks to human health or the environment, assuming that appropriate land uses are ensured. An environmental covenant provides 1) no domestic use of groundwater, 2) non-residential use and 3) soil management plan. The Certificate of Completion is contingent upon maintenance of the agreed-upon Activity and Use Limitations (AULs) now and in the future.

Pruitt-Igoe Site (Rezoning Area)

The Pruitt-Igoe housing project consisted of thirty-three (33) eleven-story apartment buildings constructed in 1954 and demolished in 1972 on a 57.1-acre site in the western portion of the DeSoto-Carr Neighborhood generally bound by Jefferson Ave. (west) Cass Ave. (north), N. 20th St. (east) and Carr Ave. (south). In 1995 the St. Louis School Board constructed two schools (Gateway Middle School and Gateway Michael School) on the 22.5 acre southern portion of the Pruitt-Igoe housing site. For the purposes of this resolution the remaining 34.6 acre former housing site located north of the two Gateway Schools will be called the Pruitt-Igoe site.

The Pruitt-Igoe site is located on the southeast corner of the intersection of N. Jefferson Ave. and Cass Ave. in the Carr Square neighborhood. The 34.6 acre Rezoning Area occupies the entire Pruitt-Igoe site which consists of the three parcels at 2300 Cass Ave., 2311-2431 Carr St. and 1420 N. 24th St. Legal descriptions of the three parcels are included with the Rezoning Petition. The Rezoning Area is currently zoned dual “D” Multiple-Family Dwelling District/“G” Local Commercial and Office District (LCRA parcels at 2300 Cass Ave. & 2311-2431 Carr St.) and “D” Multiple-Family Dwelling District (Ameren parcel at 1420 N. 24th St.). (see Exhibit “A”).

Rezoning Petition

The amendment proposes changing the zoning for the parcels from the “D” Multiple-Family Dwelling District and dual “D” Multiple-Family Dwelling District/“G” Local Commercial and Office District to the “G” Local Commercial and Office District. Existing land uses adjacent to the Rezoning Area include a variety of residential, commercial, industrial and institutional uses, as well as vacant lots. (see Exhibit “A”) Building conditions adjacent to the Rezoning Area vary from sound to dilapidated with a significant percentage of vacant buildings.

In its petition LCRA states its grounds for petition is consolidation of all parcels to “G” District. (see Exhibit “B”) LCRA, as the land owner and petitioner, with the support of Ameren via an affidavit encourages consolidation of the entire Pruitt-Igoe site into a large development site.

LCRA Plans for the Pruitt-Igoe Site

Russell Holliday, the petitioner and LCRA project manager for both the NGA Site and adjacent Pruitt-Igoe site, has worked in recent months with Civitas, a planning and real estate services consulting firm, to propose Design Guidelines for the Pruitt-Igoe Plan Study Site (see Exhibit “C”). The design guidelines details LCRA’s plans for the Pruitt-Igoe site via maps, site plans, streetscapes and building renderings. The goal is to address the architectural character and guide development of a dense, urban environment on the Pruitt-Igoe site including the form and massing of buildings, as well as streetscape layout and design.

LCRA plans encourage the future development of professional offices, retail, hospitality, restaurants, hospital and an extended stay hotel on subdivided sites. Consolidation of parcels with different zoning districts is not permitted. The rezoning of the three parcels to the “G” Local Commercial and Office District prior to consolidation would allow for the proposed development project to be in compliance with the provisions of the Zoning Code, while eliminating the present dual zoning.

Three (3) sections are proposed on the Pruitt-Igoe site with the extension of Thomas St. eastward through the site. The northern section (Lots A, B, C, D & E) are mixed uses, 2-4 stories of office, ground level retail restaurants and hospitality, in support of the NGA site fronting on Cass Ave. The southern section (Lots F, G, H, I & J) is the HealthWorks Village concept, comprising the NSR Urgent Care Hospital (Lot F & G) and nearby medical supporting uses of medical offices, pharmacy, fitness and specialty treatment centers. Land for Ameren to relocate their substation is shown along the southern boundary in line with existing feeder lines. (see Exhibit “C”)

The Cass Ave., Jefferson Ave./Parnell St., Montgomery St., N. 22nd St. Redevelopment Area Blighting Study and Redevelopment Plan requires LCRA written recommendations on all building, conditional use and sign permits.

Potential developer, Northside Regeneration LLC, is proposing to construct the Northside Urgent Care Hospital on a site fronting on Jefferson Ave. that is dual zoned “D” Multiple-Family Dwelling District/”G” Local Commercial and Office District. The proposed hospital plans to treat and stabilize patients who have traumatic injuries and transfer them to a nearby hospital. The approximately 13,110-square foot building will be a 3-bed urgent care facility that is open 24 hours a day.

Zoning Administrator & Aldermanic Letters

The Zoning Administrator recommends “ the subject areas in City Blocks 6484 (2311-2431 Carr Street) & 6485 (1420 N.24th Street & 2300 Cass Street), be rezoned from the current classifications of “D” Multiple-Family Dwelling District and “G” Local Commercial & Office District to the “G” Local Commercial & Office District.” “Given that the subject properties in City Blocks 6484 and 6485 are currently vacant and underutilized; that the proposed use would bring new institutional and commercial opportunities to the immediate area; that by rezoning subject property would bring it into conformity for its intended future use; and that good zoning practices work toward the elimination of improper zoning designations, there is a basis established that a less restrictive zoning classification would be appropriate and would enhance the general welfare of the City.” (see Exhibit “D”)

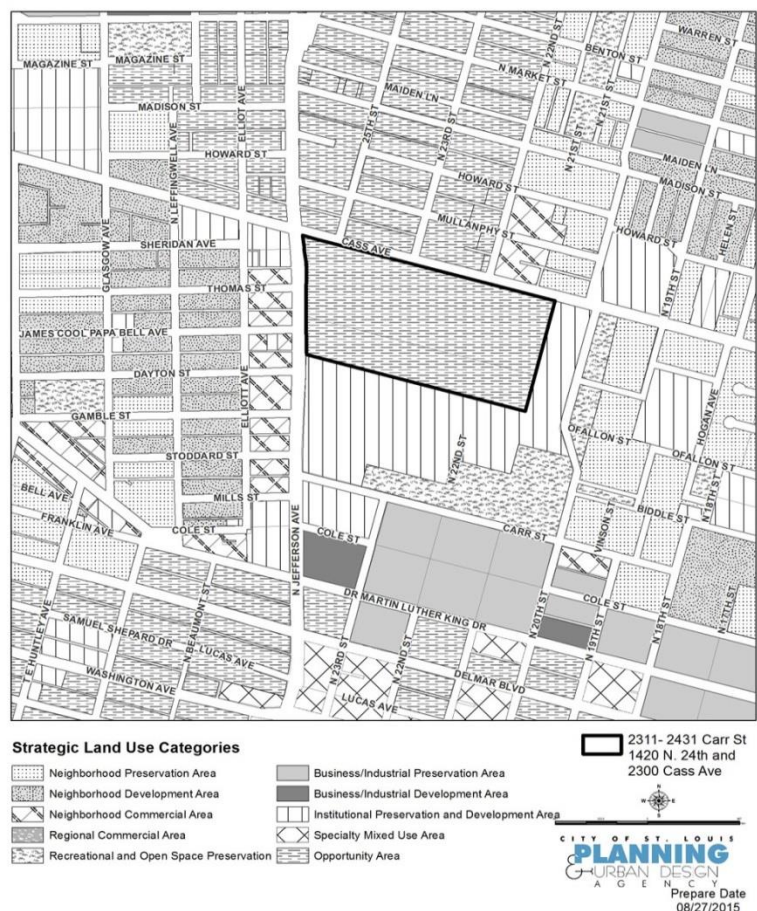
Alderwoman Tammika Hubbard (5th Ward) submitted a letter of support for the rezoning. (see Exhibit “E”) Photos of the rezoning site and adjacent areas are included in Exhibit “F”.

2.0 Comments

PDA staff has reviewed the proposed “Petition for Zoning Amendment” for the Pruitt-Igoe site’s three (3) parcels located at 2300 Cass Ave., 2311-2431 Carr St. & 1420 N. 24th St. in C.B. 6484 and 6485 of the Carr Square Neighborhood. The City’s Strategic Land Use Plan (SLUP) designates the Area as an Opportunity Area (OA).

“Key underutilized locations where the use of the land is in transition. Location and site characteristics of these areas offer particular challenges/opportunities that could be advantageous to a range of development activity. This designation is flexible and specific development proposals will be entertained as they present themselves.”

The OA designation accurately reflects the existing character of the Pruitt-Igoe site, as well as provides needed flexibility for proposed development projects and proposed land uses. Thus, the proposed rezoning is in conformity with the City’s Strategic Land Use Plan.



A Plan for the Neighborhoods of the 5th Ward (an adopted neighborhood plan) in its Carr Square Focus Area deals with the Pruitt-Igoe site. The plan lists Existing Land Use as “vacant land & buildings” and the Proposed Land Use as “mixed-use”. The proposed rezoning to “G” District is in conformity with the 5th Ward Plan’s mixed-use land use.

PDA staff recommends approval of the rezoning to the “G” Local Commercial and Office District. This recommendation is based on the proposed rezoning’s fulfillment of the Chapter 99 Blighting Study and Redevelopment Plan (approved in February 2015) and conformance with the City’s Strategic Land Use Plan and adopted Neighborhood Plan.

2.1 Public Input

The Board of Aldermen’s Housing, Urban Development and Zoning (HUDZ) Committee will conduct a public hearing as part of the legislative process.

2.2 Previous Commission Action

At its February 4, 2015 meeting, the Planning Commission approved Amendment #12 of the Strategic Land Use Plan (SLUP) of the St. Louis Comprehensive Plan which changed the SLUP Category for the project area which includes the Pruitt-Igoe site to that of Opportunity Area.

At its February 4, 2015 meeting, the Planning Commission approved Amendment #2 of A Plan for the Neighborhoods of the 5th Ward which changed the Proposed Land Use for the project area which includes the Pruitt-Igoe site to that of Mixed Use.

At its February 4, 2015 meeting, the Planning Commission approved the Chapter 99 Blighting Study and Redevelopment Plan for Cass Ave., Jefferson Ave./Parnell St. Montgomery St., N. 22nd St. Redevelopment Area which includes the Pruitt- Igoe site.

2.3 Requested Action

Section 26.92.010 of the City of St. Louis Revised Code requires that any amendment or change in the boundaries or regulations of the Zoning Code shall be initiated by motion of the Planning Commission or by the filing of a petition with the Zoning Administrator by the owner or owners of the property within the district.

City of St. Louis Ordinance #64687, Section 8, Sub-Paragraph 1 states that the Planning Commission shall be the official planning agency for the City. It shall also be the zoning commission for the City and perform all functions required by applicable state law to be performed by a municipal zoning commission.

City of St. Louis Ordinance #64687, Section 8, Sub-Paragraph 4 states that the Planning Commission shall recommend changes in the zoning ordinances and zoning district maps to the Board of Aldermen. No ordinance changing the zoning ordinances and zoning district maps shall be adopted over the negative recommendation of the Planning Commission, unless approved by a majority vote of all members of the Board of Aldermen.

Requested Recommendation

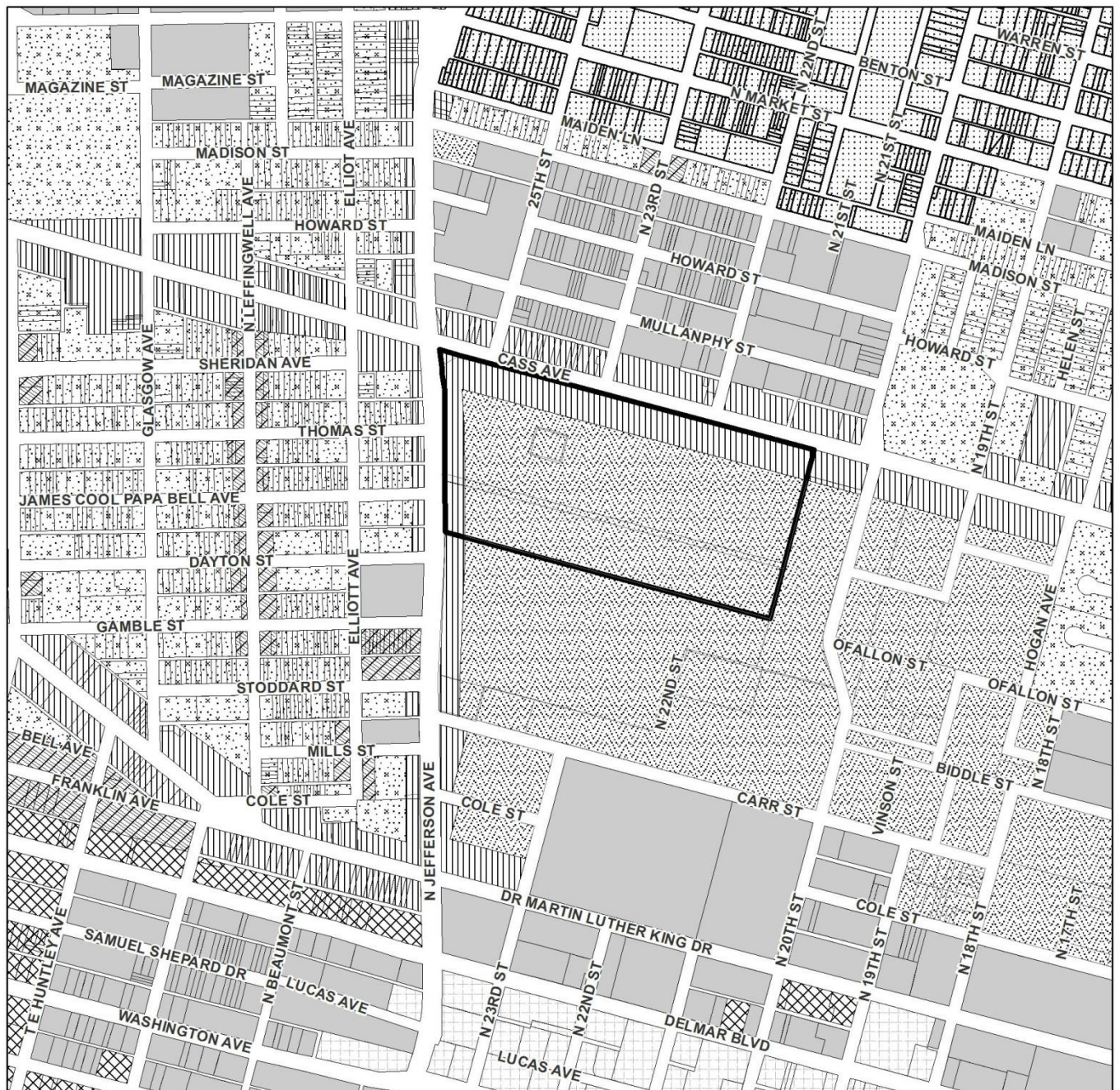
That the Planning Commission finds the petition for the proposed Zoning District Map amendment for three parcels located in City Block 6485 (2300 Cass Ave. & 2311-2431 Carr St.) & City Block 6484 (1420 N. 24th St.) to be in conformity with the City's Strategic Land Use Plan's Opportunity Area and A Plan for the Neighborhoods of the 5th Ward's mixed land use, and **recommends approval** to the City's Board of Aldermen.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF ST. LOUIS PLANNING COMMISSION AS FOLLOWS:

1. The petition for the amendment of the Zoning District Map (to the "G" Local Commercial and Office District) for three parcels (known as 2300 Cass Ave. & 2311-2431 Carr St. in City Block 6485 and 1420 N. 24th St. in City Block 6484) is hereby found to be in conformity with the City's Strategic Land Use Plan and adopted neighborhood plan.
2. The petition for the amendment of the Zoning District Map (to the "G" Local Commercial and Office District) for three parcels (known as 2300 Cass Ave. & 2311-2431 Carr St. in City Block 6485 and 1420 N. 24th St. in City Block 6484) is hereby recommended for approval.
3. The Director of the Planning and Urban Design Agency is hereby directed to notify the City's Board of Aldermen of this recommendation.

EXHIBIT A

Rezoning Map



Current Zoning District

- | | | | |
|---|-------------------------------------|---|-------------------------------|
|  | A Single-Family Dwelling District |  | G Local Commercial District |
|  | B Two-Family Dwelling District |  | H Area Commercial District |
|  | C Multiple-Family Dwelling District |  | I Central Business District |
|  | D Multiple-Family Dwelling District |  | J Industrial District |
|  | E Multiple-Family Dwelling District |  | K Unrestricted |
|  | F Neighborhood Commercial District |  | L Jefferson Memorial District |

☐ Rezoning from "D
and "D/G" to "G"
PDA-103-15-REZ



CITY OF ST. LOUIS
PLANNING
URBAN DESIGN
AGENCY

Prepare Date
08/27/2015

EXHIBIT B
Rezoning Petition



PETITION FOR ZONING AMENDMENT (REZONING)

CITY OF ST. LOUIS

Petitioner's Name LCRA.

Contact Name (If above is a firm/an organization) RUSSEL HALLIDAY / OTIS WILLIAMS

Address 1520 MARKET STREET, SUITE 2000.

Phone 314 309 6560. Fax 1 314 613 7011 Email HALLIDAYR@STLOUIS-MO.GOV.

A complete Legal Description of Property to be Rezoned is required, use additional sheets if necessary (you may also attach any plans, conceptual drawings or proposals which you feel may aid in the evaluation of this request). SEE ATTACHED.

Address(es) including street number(s) / name(s) of Property(s) to be Rezoned 2300 CASS AVE,

1420 24th ST ; 2311-2431 CARR ST

City Block No. 6485 6484. Parcel No. 10,20 & 100.

Requested Zone/FBD Change From D/G & D. To G.

(list specific zoning district or FBD Zone)

(list specific zoning district or FBD Zone)

The following can be listed or mapped on additional sheets:

- Present Use of Property(s) VACANT LAND.
- Intended Use of Property(s) HEALTHCARE PRECINCT, ALONG CASS 2-4 STORY RETAIL & HOSPITALITY
- Grounds for Petition CONSOLIDATING PARCELS THAT ARE ZONED DIFFERENTLY
- Are you the owner of the property described? YES & NO.
- If not, what is your legal interest in the property? NA
- The owner(s)-of-record of the petitioned property according to the City of St. Louis Assessor's Records is(are) known as LCRA & UNION ELECTRIC COMPANY.

*If you are **NOT** the owner(s)- of- record of the petitioned property you are **REQUIRED** to submit the Affidavit on Page 4, for each of the owner(s)- of- record of the petitioned property and it **MUST** be notarized.*

Signature(s) of Petitioner(s)

Date Filed

Received and deemed complete by Zoning on 10/29/15.

City of St. Louis, Office of the Zoning Administrator
Room 400, City Hall, St. Louis, MO 63103

CITY OF ST. LOUIS

AFFIDAVIT

I/We Union Electric Company d/b/a Ameren Missouri own the property(ies)

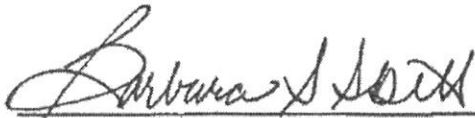
PRINT NAME(S)

commonly known as 1420 24th Street, St. Louis, MO 63145-0000 in City Block

PRINT ADDRESS(ES)

City Block Number(s) 6485 and Parcel Number(s) 6485000200

I/We acknowledge and consent to a rezoning study to be initiated on above properties.



Barbara S. Skitt, Real Estate Manager

SIGNATURE

8/24/15

DATE

SIGNATURE

DATE

This affidavit must be signed by all individual property owners or legal representative.
Signature(s) must be notarized.

City of St. Louis, Office of the Zoning Administrator
Room 400, City Hall, St. Louis, MO 63103

ZONING DESCRIPTIONS

1) CASS AVENUE - CITY BLOCK 6485

A TRACT OF LAND BEING PART OF CITY BLOCK 6485 OF THE CITY OF SAINT LOUIS, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE CHURCH OF THE LIVING GOD BY DEED IN BOOK M329, PAGE 750 OF THE SAINT LOUIS CITY RECORDER'S OFFICE, BEING IN THE SOUTH RIGHT OF WAY LINE OF CASS (80 FOOT WIDE) AVENUE;

THENCE ALONG THE WEST LINE OF SAID CHURCH OF THE LIVING GOD TRACT AND THE WEST LINE OF A TRACT OF LAND CONVEYED TO THE ROMAN POLISH CATHOLIC ST. STANISLAUS PARISH BY DEED IN BOOK M395, PAGE 871 OF SAID RECORDS, SOUTH 15 DEGREES 00 MINUTES 15 SECONDS WEST, A DISTANCE OF 579.04 FEET TO THE CENTERLINE OF DICKSON (VACATED) STREET;

THENCE ALONG SAID CENTERLINE, NORTH 74 DEGREES 57 MINUTE 38 SECONDS WEST, A DISTANCE OF 1,718.76 FEET TO THE EAST RIGHT OF WAY LINE OF JEFFERSON (100 FOOT WIDE) AVENUE;

THENCE ALONG SAID EAST RIGHT OF WAY LINE, THE FOLLOWING COURSES AND DISTANCES: NORTH 00 DEGREES 33 MINUTES 48 SECONDS WEST, A DISTANCE OF 370.37 FEET; AND NORTH 05 DEGREES 10 MINUTES 27 SECONDS WEST, A DISTANCE OF 156.84 FEET TO THE SOUTHEAST RIGHT OF WAY LINE OF SHERIDAN (VARIABLE WIDTH) AVENUE;

THENCE ALONG SAID SOUTHEAST RIGHT OF WAY LINE, NORTH 59 DEGREES 53 MINUTES 26 SECONDS EAST, A DISTANCE OF 106.01 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE AFOREMENTIONED CASS AVENUE;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 74 DEGREES 57 MINUTES 38 SECONDS EAST, A DISTANCE OF 1,797.45 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND:

A TRACT OF LAND BEING PART OF CITY BLOCK 6485 OF THE CITY OF SAINT LOUIS, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE CHURCH OF THE LIVING GOD BY DEED IN BOOK M329, PAGE 750 OF THE SAINT LOUIS CITY RECORDER'S OFFICE, BEING IN THE SOUTH RIGHT OF WAY LINE OF CASS (80 FOOT WIDE) AVENUE;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 74 DEGREES 57 MINUTES 38 SECONDS WEST, A DISTANCE OF 1,349.45 FEET TO THE CENTERLINE OF 24TH (VACATED) STREET;

THENCE ALONG SAID CENTERLINE, SOUTH 15 DEGREES 00 MINUTES 15 SECONDS WEST, A DISTANCE OF 200.58 FEET TO THE NORTH LINE OF LAND NOW OR

FORMERLY OF UNION ELECTRIC COMPANY, AS RECORDED BY DEED IN BOOK 6769, PAGE 187 OF THE CITY OF ST. LOUIS RECORDER'S OFFICE;

THENCE ALONG SAID LAND OF UNION ELECTRIC, BEING THE HEREINAFTER DESCRIBED EXCEPTION, THE FOLLOWING COURSES AND DISTANCES: SOUTH 74 DEGREES 57 MINUTES 38 SECONDS EAST, A DISTANCE OF 165.00 FEET; SOUTH 15 DEGREES 00 MINUTES 15 SECONDS WEST, A DISTANCE OF 190.98 FEET; NORTH 74 DEGREES 57 MINUTES 13 SECONDS WEST, A DISTANCE OF 165.00 FEET; AND NORTH 15 DEGREES 00 MINUTES 15 SECONDS EAST, A DISTANCE OF 190.96 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND MINUS THE EXCEPTION TRACT CONTAINING 23.159 ACRES IS BASED UPON CALCULATIONS PERFORMED BY COLE AND ASSOCIATES, INC. DURING THE MONTH OF AUGUST 2015 AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND CONDITIONS OF RECORD, IF ANY.

2) AMEREN UE PARCEL CB 6485

A TRACT OF LAND BEING PART OF CITY BLOCK 6485 OF THE CITY OF SAINT LOUIS, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE CHURCH OF THE LIVING GOD BY DEED IN BOOK M329, PAGE 750 OF THE SAINT LOUIS CITY RECORDER'S OFFICE, BEING IN THE SOUTH RIGHT OF WAY LINE OF CASS (80 FOOT WIDE) AVENUE;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 74 DEGREES 57 MINUTES 38 SECONDS WEST, A DISTANCE OF 1,349.75 FEET TO THE CENTERLINE OF 24TH (VACATED) STREET;

THENCE ALONG SAID CENTERLINE, SOUTH 15 DEGREES 00 MINUTES 15 SECONDS WEST, A DISTANCE OF 200.58 FEET TO THE NORTH LINE OF LAND NOW OR FORMERLY OF UNION ELECTRIC COMPANY, AS RECORDED BY DEED IN BOOK 6769, PAGE 187 OF THE CITY OF ST. LOUIS RECORDER'S OFFICE, BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID LAND OF UNION ELECTRIC, THE FOLLOWING COURSES AND DISTANCES: SOUTH 74 DEGREES 57 MINUTES 38 SECONDS EAST, A DISTANCE OF 165.00 FEET; SOUTH 15 DEGREES 00 MINUTES 15 SECONDS WEST, A DISTANCE OF 190.98 FEET; NORTH 74 DEGREES 57 MINUTES 13 SECONDS WEST, A DISTANCE OF 165.00 FEET; AND NORTH 15 DEGREES 00 MINUTES 15 SECONDS EAST, A DISTANCE OF 190.96 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 31,510 SQUARE FEET OR 0.723 ACRES IS BASED UPON CALCULATIONS PERFORMED BY COLE AND ASSOCIATES, INC. DURING THE MONTH OF AUGUST 2015 AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND CONDITIONS OF RECORD, IF ANY.

3) CARR STREET - CITY BLOCK 6484

A TRACT OF LAND BEING PART OF CITY BLOCK 6484 OF THE CITY OF SAINT LOUIS, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE CHURCH OF THE LIVING GOD BY DEED IN BOOK M329, PAGE 750 OF THE SAINT LOUIS CITY RECORDER'S OFFICE, BEING IN THE SOUTH RIGHT OF WAY LINE OF CASS (80 FOOT WIDE) AVENUE;

THENCE ALONG THE WEST LINE OF SAID CHURCH OF THE LIVING GOD TRACT AND THE WEST LINE OF A TRACT OF LAND CONVEYED TO THE ROMAN POLISH CATHOLIC ST. STANISLAUS PARISH BY DEED IN BOOK M395, PAGE 871 OF SAID RECORDS, SOUTH 15 DEGREES 00 MINUTES 15 SECONDS WEST, A DISTANCE OF 579.04 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT OF LAND;

THENCE CONTINUING ALONG SAID WEST LINE, SOUTH 15 DEGREES 00 MINUTES 15 SECONDS WEST, A DISTANCE OF 276.88 FEET TO THE NORTH RIGHT OF WAY LINE OF O'FALLON (VACATED) STREET;

THENCE ALONG SAID NORTH RIGHT OF LINE, NORTH 75 DEGREES 01 MINUTE 39 SECONDS WEST, A DISTANCE OF 1,641.08 FEET TO THE EAST RIGHT OF WAY LINE OF JEFFERSON (100 FOOT WIDE) AVENUE;

THENCE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 00 DEGREES 33 MINUTES 48 SECONDS WEST, A DISTANCE OF 289.46 FEET TO THE CENTERLINE OF DICKSON (VACATED) STREET;

THENCE ALONG SAID CENTERLINE, SOUTH 74 DEGREES 57 MINUTES 13 SECONDS EAST, A DISTANCE OF 1,718.76 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 10.716 ACRES IS BASED UPON CALCULATIONS PERFORMED BY COLE AND ASSOCIATES, INC. DURING THE MONTH OF AUGUST 2015 AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND CONDITIONS OF RECORD, IF ANY.

EXHIBIT C

Pruitt-Igoe Site Plan Study

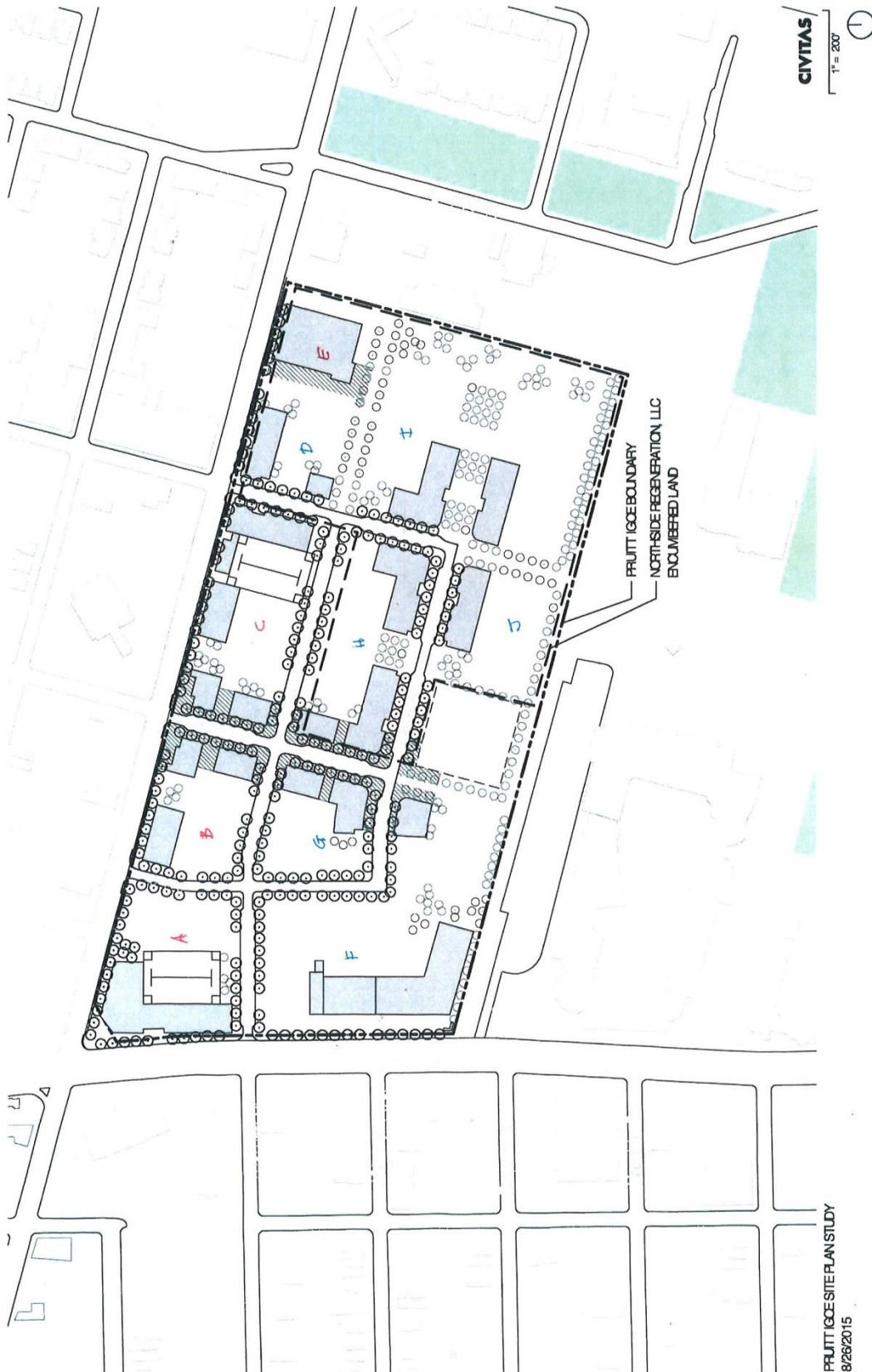


EXHIBIT C
North Side - Architectural Design

SAINT LOUIS NORTH SIDE: potential realm of guidelines

Architecture

- Character
- Form and massing
- Entries
- Materials
- Lighting

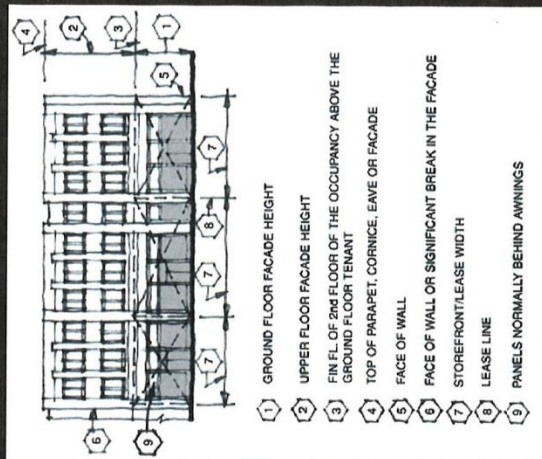


EXHIBIT C

Cass & Jefferson Street Design

SAINT LOUIS STREETS: cass avenue @ jefferson avenue – alternative a

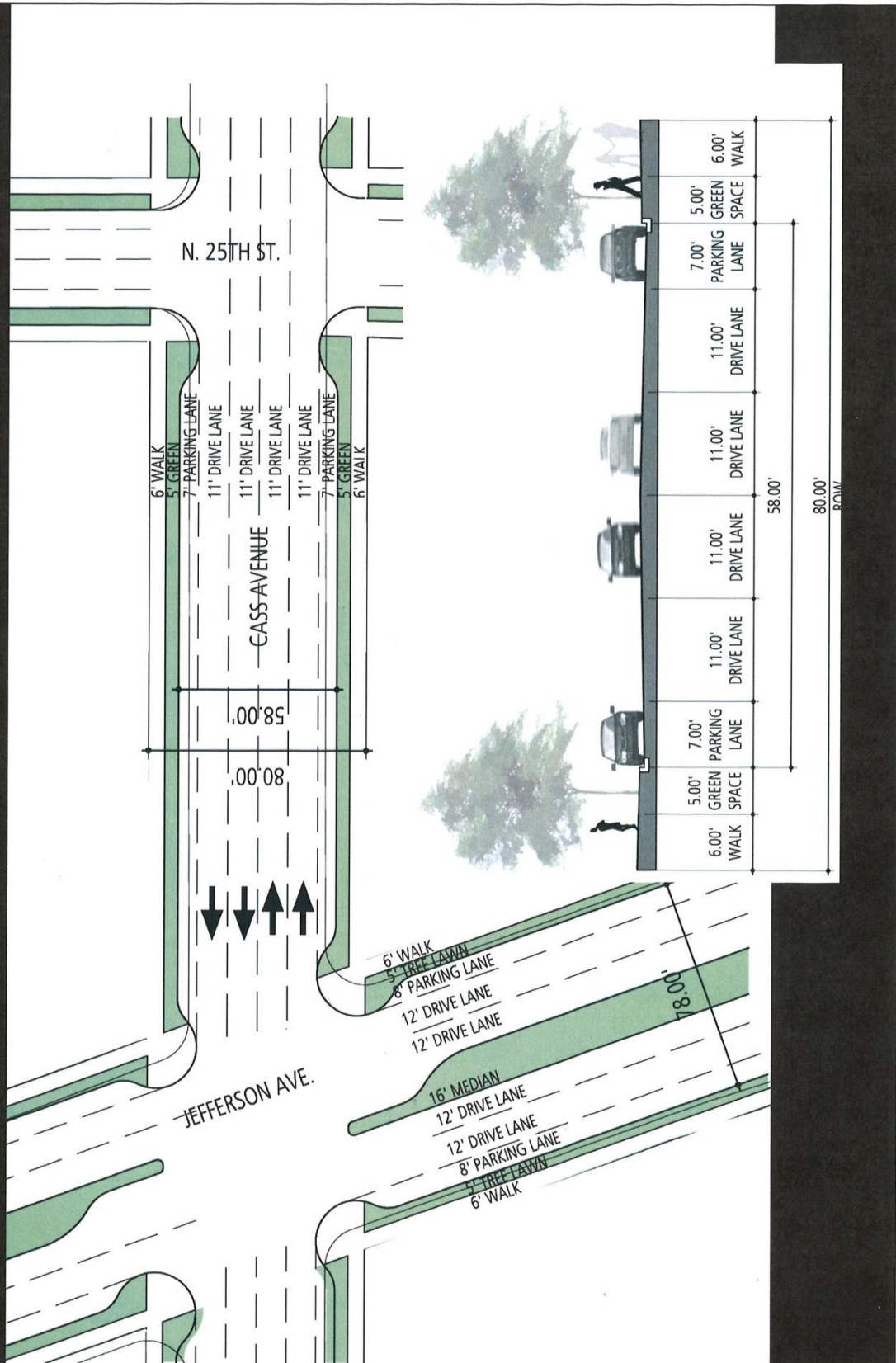


EXHIBIT C
Jefferson Streetscape Design



EXHIBIT C
Cass & 23rd Intersection Streetscape Design



EXHIBIT C
North Side – N. 23rd Streetscape Design



EXHIBIT C
North Side – N. 23rd Streetscape Design



EXHIBIT D



RICHARD GRAY
DIRECTOR OF PUBLIC SAFETY

City of St. Louis
DEPARTMENT OF PUBLIC SAFETY
DIVISION OF BUILDING AND INSPECTION
FRANCIS G. SLAY
MAYOR



FRANK OSWALD
BUILDING COMMISSIONER

TO: City of St. Louis Planning Commission

FROM: Mary Hart Burton, Zoning Administrator

SUBJECT: Rezoning – Carr Square Neighborhood - City Block 6484 (2311-2431 Carr Street) and City Block 6485 (1420 N. 24th Street & 2300 Cass Avenue)

DATE: November 4, 2015

INITIATION:

Mr. Russell Halliday and Mr. Otis Williams, representing the property owners of record, Union Electric Company d/b/a Ameren Missouri and the Land Clearance Redevelopment Authority (LCRA), petitioned the Zoning Administrator as provided for in Chapter 26.92 of the 1994 Revised Code of the City of St. Louis, to change the Zoning District Map of the City in the Carr Square Neighborhood. Specifically, the petition focused on three (3) parcels, one in city block 6484, known as; 2311-2431 Carr Street and zoned both "D" Multiple-Family Dwelling District and "G" Local Commercial and Office District. And two in City Block 6485, known as; 1420 N. 24th Street and zoned "D" Multiple-Family Dwelling District and 2300 Cass Avenue and zoned both "D" Multiple-Family Dwelling District and "G" Local Commercial and Office District. The parcels are all located in the 5th Ward of the City of St. Louis, predominantly surrounded by a mixture of vacant residential and commercial structures and vacant land.

PURPOSE:

The request is based on the Petitioner's desire to bring the zoning of these parcels of land into conformance with their intended future use. The Petitioner proposes to consolidate these three parcels into one larger parcel for the purposes of constructing an urgent care hospital and for the future expansion of professional offices and an extended stay hotel. Consolidation of all parcels, as currently zoned, would result in a larger parcel that would be dual zoned, both "D" Multiple-Family Dwelling District and "G" Local Commercial and Office District, but consolidation of parcels zoned differently is not permitted. A rezoning of these three parcels to the "G" Local Commercial and Office District, would allow for the parcels to be consolidated and the proposed project to be in compliance with the Zoning Code.

Given that the subject properties in City Blocks 6484 and 6485 are currently vacant and underutilized; that the proposed use would bring new institutional and commercial opportunities to the immediate area; that by rezoning subject property would bring it into conformity for its intended future use; and that good zoning practices work toward the elimination of improper zoning designations, there is a basis established that a less restrictive zoning classification would be appropriate and would enhance the general welfare of the City.

RECOMMENDATION:

It is the recommendation of the Zoning Administrator that the subject areas in City Blocks 6484 (2311-2431 Carr Street) & 6485 (1420 N.24th Street & 2300 Cass Avenue), be rezoned from the current classifications of “D” Multiple-Family Dwelling District and “G” Local Commercial and Office District to the “G” Local Commercial and Office District only.

cc: Alderwoman Tammika Hubbard, 5th Ward
Frank Oswald, Building Commissioner

Building Safety is NO Accident

Exhibit E

ALDERWOMAN TAMMIKA HUBBARD
CITY OF SAINT LOUIS, MISSOURI
FIFTH WARD



August 21, 2015

Mary Hart Burton
Zoning Administrator
Room 400, City Hall
St. Louis, Missouri 63103

Re: Rezoning-Pruitt-Igoe

Dear Mary,

It is my understanding that the several existing Pruitt-Igoe properties under purchase options with NorthSide Regeneration, will be under your consideration for consolidating the previous various zoning classifications into the new classification, "G". I support this change which allows a mix of uses including the new NSR Urgent Care Hospital and other uses that are compatible with the NGA and adjacent SMART district. These changes will provide hope for new beginnings in an area long in need of improvement.

Sincerely,

Tammika Hubbard
Alderwoman, 5th Ward

TH/myk

Cc: Paul McKee

Exhibit F

Photos of Pruitt-Igoe Site



1) Corner of Jefferson Ave and Cass Ave.



2) East Corner of Pruitt – Igoe Site

Photos of Pruitt-Igoe Site



3) Northeast Corner of Site & St. Stanislaus Kostka Polish Catholic Church, 1413 N. 20th St



4) Southwest Corner of Pruitt – Igoe Site